
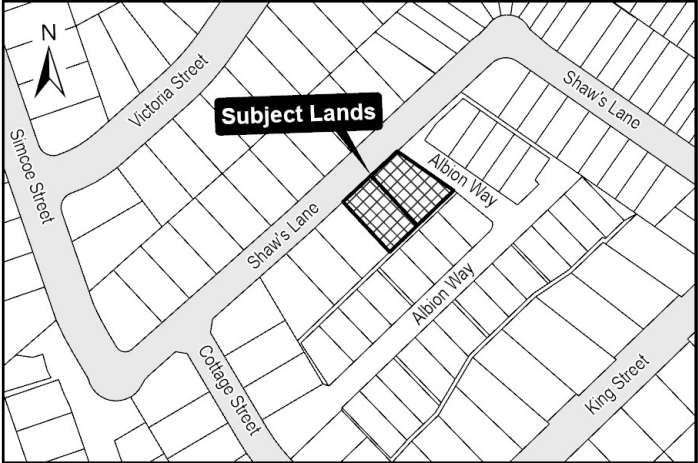



	What:	Notice of Complete Application, Open House and Public Meeting for a Zoning By-law Amendment (under Section 34 of the <i>Planning Act, R.S.O. 1990, c. P.13</i> , as amended).
	When:	Open House: Monday, December 22, 2025 at 5:00 pm Public Meeting: Tuesday, January 13, 2026 at 6:00 pm
	Where:	Open House: Electronically via the directions below Public Meeting: In-person at the Town Hall, Council Chambers, 1593 Four Mile Creek Road, Virgil, or electronically via the directions below
	Regarding:	File No. ZBA-26-2025 – 52 & 56 Shaw’s Lane, Niagara-on-the-Lake
	<p>What is this?</p> <p>An application has been received for a Zoning By-law Amendment on the subject lands (see location map).</p> <p>The application is proposed to facilitate the development of three (3) on-street townhouse dwellings fronting Shaw’s Lane.</p> <p>The Zoning By-law Amendment proposes to rezone the Subject Lands from “Site-Specific Residential (R1-71) Zone” to a site-specific “Residential Multiple (RM1) Zone” to accommodate the proposed townhouse dwellings. Site-specific provisions are proposed for lot coverage, front yard, and rear yard setbacks.</p>	
	<p>Dialogue is encouraged:</p> <p>You are invited to attend the Open House and Public Meeting to gather information and provide input regarding this matter.</p> <p>Town Hall is open for the public to register in advance to attend Committee of the Whole and Council Meetings, including Public Meetings, in-person. Alternatively, the public will continue to have the option to register in advance to participate electronically.</p> <p>The Open House will continue to be held electronically at this time.</p> <p>If you wish to participate electronically at the Open House or Public Meeting, you must register in advance with the Town Staff noted below. You will receive an email on the date of the meeting with instructions to connect to the Open House and/or Public Meeting on your computer, tablet or telephone.</p> <ul style="list-style-type: none"> • Open House – Connor MacIsaac (connor.macisaac@notl.com or 905-468-3266 ext. 313) (register as soon as possible but prior to 12 noon on Monday, December 22, 2025) • Public Meeting – Clerks Department (clerks@notl.com or 905-468-3266) (register as soon as possible but prior to 12 noon on Monday, January 12, 2026) <p>If you wish to attend the Public Meeting in-person, registration with the Clerk is appreciated.</p> <p>If you wish to view the Open House and/or Public Meeting for information purposes, registration is not required. The meetings will be recorded and available for viewing after the meetings on the Town’s website at https://www.notl.com/council-government/mayor-council/meetings-agendas-minutes</p>	

	<p>Please Note: Written comments on the application are encouraged and must be submitted to the Town Clerk, at 1593 Four Mile Creek Road, P.O. Box 100, Virgil, ON L0S 1T0 or via email at clerks@notl.com referencing the above file numbers. Unless indicated otherwise, all submissions, including personal information, will become part of the public record.</p>
	<p>For more information:</p> <p>A copy of the application and supporting documents for the proposal may be obtained on the Town’s website at https://www.notl.com/business-development/public-planning-notices, or at the Planning, Building and Development Services Department within Town Hall.</p> <p>Please contact Connor MacIsaac, Planner II, at 905-468-3266 ext. 313 or via email at connor.macisaac@notl.com if additional information is required.</p>
	<p>If you wish to be notified of the future decision with respect to the application, you must submit a written request to the Town Clerk including your name and the address to which such notice should be sent.</p> <p>If a person or public body does not share their views in writing to the Town Clerk or orally at a statutory Public Meeting before a decision is made, the person/public body:</p> <ul style="list-style-type: none">a) Is not entitled to appeal the decision of the Town of Niagara-on-the-Lake to the Ontario Land Tribunal; andb) May not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so. <p>Please note that third party appeals are restricted for this application as per Bill 185, Cutting Red Tape to Build More Homes Act, 2024. <i>Planning Act</i> appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified person” (as defined by the <i>Planning Act</i> 1(1)), and any “public body” (as defined by the <i>Planning Act</i> 1(1)).</p> <p>Dated at the Town of Niagara-on-the-Lake, December 11, 2025 Grant Bivol, Town Clerk</p>